105.0	0005	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	986,700 / 986,700
					USE VALUE:	986,700 / 986,700
					ASSESSED:	986,700 / 986,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		CHEROKEE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LYONS KENNETH & MOLLY S
Owner 2:	
Owner 3:	
Street 1:	27 CHEROKEE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DOYLE M PATRICIA -
Owner 2:	-
Street 1:	27 CHEROKEE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .234 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1953, having primarily Wood Shingle Exterior and 2850 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10200.000	478,500		508,200	986,700
Total Card	0.234	478,500		508,200	986,700
Total Parcel	0.234	478,500		508,200	986,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.21 /Parcel: 346.21

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 67723

GIS Ref

GIS Ref

Insp Date 03/04/09

!8350!

PREVIOUS ASSESSMENT

Parcel ID: 105.0-0005-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	478,500	0	10,200.	508,200	986,700		Year end	12/23/2021
2021	101	FV	464,600	0	10,200.	508,200	972,800		Year End Roll	12/10/2020
2020	101	FV	464,600	0	10,200.	508,200	972,800	972,800	Year End Roll	12/18/2019
2019	101	FV	323,900	0	10,200.	508,200	832,100	832,100	Year End Roll	1/3/2019
2018	101	FV	323,900	0	10,200.	435,600	759,500	759,500	Year End Roll	12/20/2017
2017	101	FV	323,900	0	10,200.	406,600	730,500	730,500	Year End Roll	1/3/2017
2016	101	FV	323,900	0	10,200.	348,500	672,400	672,400	Year End	1/4/2016
2015	101	FV	218,600	0	10,200.	312,200	530,800	530,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:10:47

LAST REV

Date	Time
05/25/17	13:54:21
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8350

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOYLE M PATRICI	1417-52		6/7/2012		595,000	No	No		
	737-130		1/1/1901	Family		No	No		James Doyle Jr dod 5/25/2005

USER DEFINED

Prior Id # 1:	67723
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/31/2014	1758	Addition	285,000					Add 8 x 43 one sto
5/16/2011	449	Demoliti	3,890					REMOVE PANELING &

ACTIVITY INFORMATION

Date	Result	By	Name
6/16/2015	Permit Insp	PC	PHIL C
9/4/2012	MLS	EMK	Ellen K
3/4/2009	Meas/Inspect	163	PATRIOT
11/2/2000	Hearing Chag	153	PATRIOT
4/11/2000	Inspected	263	PATRIOT
10/27/1999	Measured	263	PATRIOT
4/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10200		Sq. Ft.	Site		0	70.	0.71	4									508,204						508,200	

Total AC/HA:	0.23416	Total SF/SM:	10200	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	508,204	Spl Credit		Total:	508,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	1
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:	B - Bsmt Proble	2.0	%
Economic:			%
Special:			%
Override:			%
	Total:	12.58	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.01842105
Const Adj.:	1.00749993
Adj $ / SQ:	143.648
Other Features:	98260
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	547336
Depreciation:	68855
Depreciated Total:	478481

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	5	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

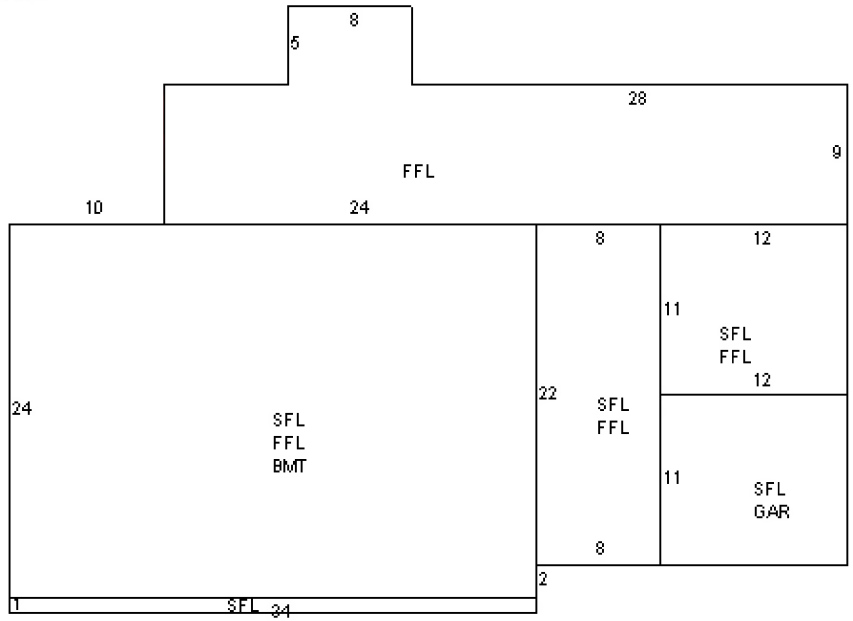
No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	143.65
Special Features:	0	Val/Su Net:	125.99
Final Total:	478500	Val/Su SzAd	167.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,560	143.650	224,091
SFL	Second Floor	1,290	143.650	185,306
BMT	Basement	816	43.090	35,165
GAR	Garage	132	34.190	4,514

Net Sketched Area:	3,798			Total:	449,076
Size Ad	2850	Gross Area	3798	FinArea	2850

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

105.0-0005-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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